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CITY OF BEAVERTON
DEC 21 2018

From: Salina B. Norton
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COMMUNITY DEVELOPMENT

Neighbor Opposition for Public Record to the Timberland Middle School Parking Lot Expansion.
Case File No. ADJ2018-007 / DR2018-0151

Dear Planning Commission,

Please allow these written comments to serve as my opposition and to be part of staff report for the hearing regarding the Timberland Middle School Parking Lot Expansion,

I am resident of the Timberland Reserve Community which is adjacent to the North end of Timberland Middle School, close to the existing parking lot.

I oppose the proposal for an increase in parking spaces for number of reasons:

There were reasons and guidelines for the original land use approval back in 2015 limiting the number to 96 spaces. To propose providing 61 more parking spaces, or almost a 64% increase, only two years after the opening of the school is beyond excessive, demonstrates either extremely poor planning, or purposeful planning that was deceptive at the beginning by the Beaverton School District.

If this was purposeful deceptive planning, and the additional spaces were planned all along, as evidenced by this proposal coming almost immediately upon completion of the school, and the fact that this was not disclosed to the community in the original plan, then this proposal demonstrates gross misrepresentation, and a seemingly fraudulent original plan, that directly and negatively impacts those that own homes in the Timberland Reserve, tax payers, the environment, and the surrounding Timberland community.

Homes were purchases and leased based upon a view of an Athletic field, a quiet green space separation, clean and serene, all developed according to the original plan. Only 2 years after the entire Timberland Middle School project is completed, it appears that a bait and switch parking lot expansion is proposed. How could a project of this scope miss an increase of 64% in the need for additional parking.

When the school formally becomes a middle school in 2020/2021, then the districting for students and staff should be close enough for walking, biking, buses, the use of public transportation. There are many affordable housing alternatives located in the Cedar Mill and Timberland Neighborhoods, all with easy access by walking, bicycling and public transit. More parking should not be necessary, and this proposal should become moot. Encouraging School faculty and staff to commute by car is environmentally backward thinking and sets a poor example to middle school students.

More parking spaces impacts the environment, livability, and value of the planned pedestrian community and invites loitering and misuse. I strongly oppose any increase in parking spaces. This is a pedestrian community, that is why I purchased in Timberland. Added parking goes against the pedestrian friendly Timberland Community. Additional parking spaces bring further traffic, increases

the risk of pedestrian and vehicle accidents, congestion, noise, pollution, loitering, and affects the livability of the neighborhood.

I chose to become a resident of Timberland because of the livability and neighborliness of this planned, and beautiful pedestrian community. The magnitude of this proposal is egregious. Residents endured a lengthy, loud, unhealthy school construction, another large construction project is unacceptable.

I live in this community year around, at night time, and on weekends, not just during school hours/school year. Additional parking spaces are the last thing the Timberland community needs. Proposing a 64% increase in parking spaces (61- spaces) or the size of a mid-sized shopping center parking lot is ridiculous. Again, how could a school be planned and built, then only two years after opening, realize that 64% additional parking spaces were needed. This is a cause for extreme concern.

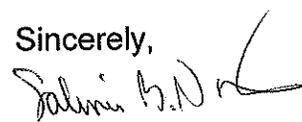
There was ample time for planning, as all stages in planning and obtaining permits are carefully vetted in projects like these, including the number of parking spaces needed. These are basics in any type of commercial/school project development. This after the fact proposal is shameful and worse yet, most likely was planned from the beginning.

A parking lot expansion only two years after completion of the entire Middle school project, amounting to an almost 64% increase in parking spaces is gross misrepresentation by the original Beaverton Timberland School Development Plan which was presented to the entire Timberland Community and agreed to by the City of Beaverton.

The costs for this expensive, unneeded parking lot expansion project, would divert funding away from education. and needed existing school improvements. Any funds allocated for this proposed, an estimated \$61,000.00 project, should instead, be reallocated for more pressing needs. A wasteful parking lot expansion is a flagrant misuse of tax payer dollars, and The City of Beaverton should not be complicit with this egregious proposal.

The City of Beaverton needs to set an example of honest and ethical behavior and hold all developers particularly agencies who share the Beaverton name to the same standards and guidelines, private citizens are held to. In no way should a purposeful misstep of 64% in magnitude be rewarded.

With all due respect to those at the City of Beaverton Planning Commission, please do not become complicit and approve this ill-conceived, pedestrian and environmentally damaging, potentially litigious, and unnecessary Timberland Middle School parking lot expansion.

Sincerely,


Date: December 14, 2018